

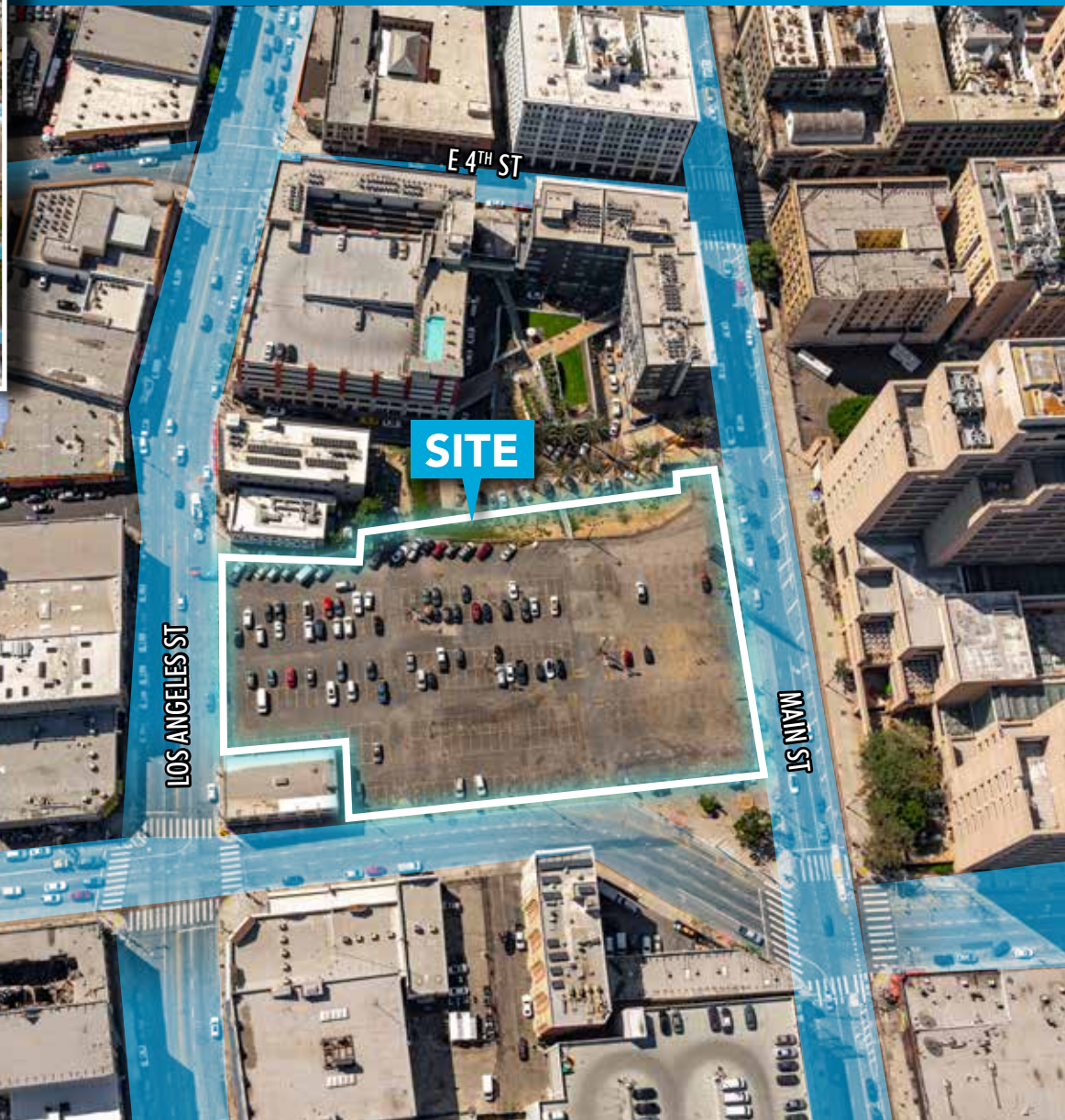
Downtown LA



FOR SALE

300 S. MAIN STREET

LOS ANGELES, CA



**±2.21 Acre Multifamily
Mixed-Use
Development Site**

TOC Tier 4

**Potential to Build
Up To 4.2 FAR**

**Offer Due Date
Friday, May 20, 2022
by 5 PM**



City Hall

Union Station

Little Tokyo

M
Little Tokyo/Arts District
Metro Goldline Station

Arts District

SITE

SPRING ST

MAIN ST

E 3RD ST

LOS ANGELES ST



Hollywood

Griffith Park

Silver Lake

Echo Park

Burbank

Glendale

Dodger Stadium

Pasadena

Chinatown

SITE

MAIN ST

Little Tokyo

E 3RD ST

LOS ANGELES ST

E 4TH ST



AT LEAST 100 EATERIES WITHIN IMMEDIATE AREA



300 S. MAIN STREET, LOS ANGELES, CA

EXECUTIVE
SUMMARY

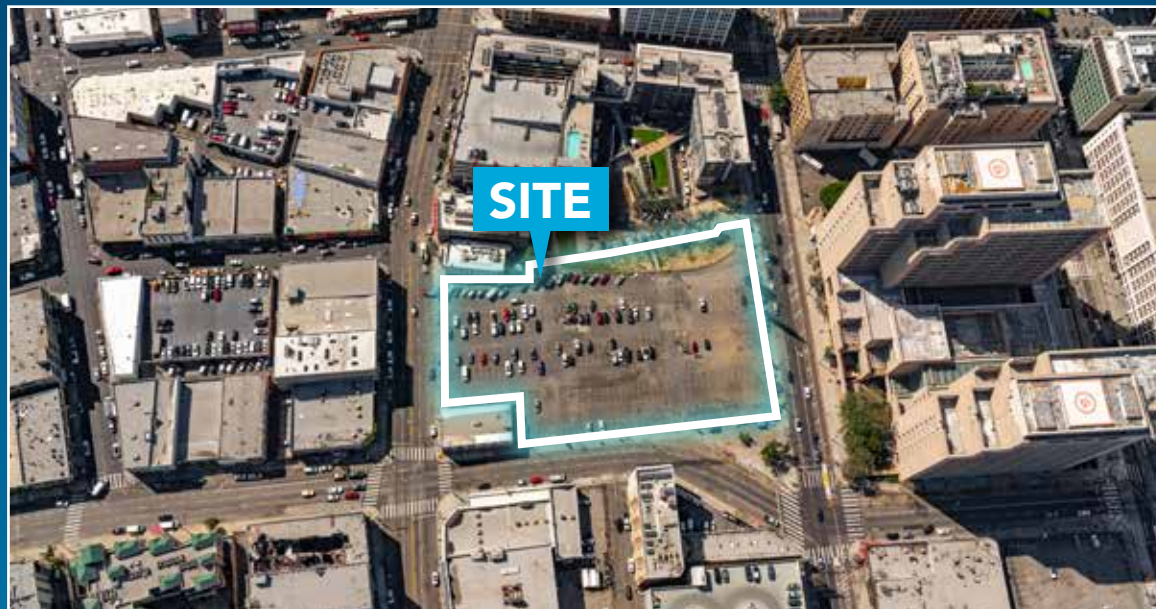
1

RENT SURVEY &
SALE COMPARABLES

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AREA
OVERVIEW

3



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SITE

MAIN ST

LOS ANGELES ST

E 3RD ST

1

EXECUTIVE SUMMARY

300 S. MAIN STREET
LOS ANGELES, CA

THE OFFERING

CBRE, Inc., as exclusive agent, is pleased to present for sale a **±2.21 acre** (96,072 square foot) mixed-use development site in Downtown Los Angeles, California.

The Property is a designated Transit Oriented Community (TOC) Tier 4 site and is within the [Greater Downtown Housing Incentive Area](#) allowing for a 4.2 : 1 Floor Area Ratio.

Located at 300 S. Main Street between the Historic Core and vibrant Little Tokyo, the site boasts a **Walk Score of 95 out of 100 – a “Walker’s Paradise”** – and a “Rider’s Paradise” Transit score of 100 out of 100 with world-class public transportation.

The Property includes parking and billboard leases generating \$44,000 of monthly revenue. The leases include Landlord termination rights.

The surrounding neighborhood is rich with a history dating to the early settlement and development of Los Angeles and features landmark, architecturally notable buildings in the Beaux Arts and Classical Revival styles, grand hotels, and nationally recognized Broadway historic theaters.

In recent years, the Historic Core, Little Tokyo and Downtown Los Angeles have benefited from transformational investment that has **dramatically increased the residential population** of Downtown and generated a rich array of restaurants, retail, and entertainment venues – all within convenient walking distance of 300 S. Main Street.

EXCEPTIONAL DOWNTOWN LOS ANGELES INCOME AND EDUCATIONAL DEMOGRAPHICS*

- \$109,073 average household income, projected 2026.
- 60% of Downtown residents have a bachelor’s degree, graduate, or professional degree

**Source: CBRE and Downtown LA BIDS*

VIBRANT URBAN LIFESTYLE

- Proximity to key employers
- World-class cultural offerings
- Unparalleled transportation access
- Continued population growth forecast, generating demand for housing units

300 S. Main Street is offered to the market on an UNPRICED basis.

Offer Due Date: Friday, May 20, 2022 by 5 PM

For additional information, please visit:
www.300MainLosAngeles.com





6th St. Bridge

Arts District

Pacific Ocean

ROW DTLA

Little Tokyo

SITE

LOS ANGELES ST

MAIN ST

E 3RD ST

E 2ND ST

INVESTMENT HIGHLIGHTS



Opportunity to Build Up to 4.2 : 1 FAR
[Greater Downtown Housing Incentive Area](#)



Vibrant Urban Location



Transit Oriented Community Tier 4 Site
"Walker's Paradise" WalkScore of 95 out of 100



In-Place Parking and Billboard Revenue



Proximity to Employment, Restaurants,
Entertainment and Cultural Venues



Short Walk to Three Metro Train Stations:

- Pershing Square Station
- Civic Center Station
- Little Tokyo Station, Gold Line

Downtown Los Angeles is surrounded by and benefits from a circle of freeways, and it is the epicenter for the region wide transit system making it one of the most accessible locations in southern California.

NEIGHBORHOOD HIGHLIGHTS

Situated between the Historic Core and Little Tokyo in Downtown Los Angeles



The Los Angeles Central Library is six blocks away.

The property is surrounded by over 33 million square feet of office space.

Excellent proximity to the 110, 101, 5, and 10 freeways connecting DTLA to the greater Los Angeles Basin.

Close Proximity to the Following:

Pershing Square Park

Grand Central Market

Maccheroni Republic

Mezcalero DTLA

Buzz Wine Beer Bottle Shop & Bar

Blu Jam Café

KazuNori

Yuko Kitchen DTLA

Bar Ama

The Last Bookstore

Bradbury Building

And much, much more...

PROPERTY OVERVIEW

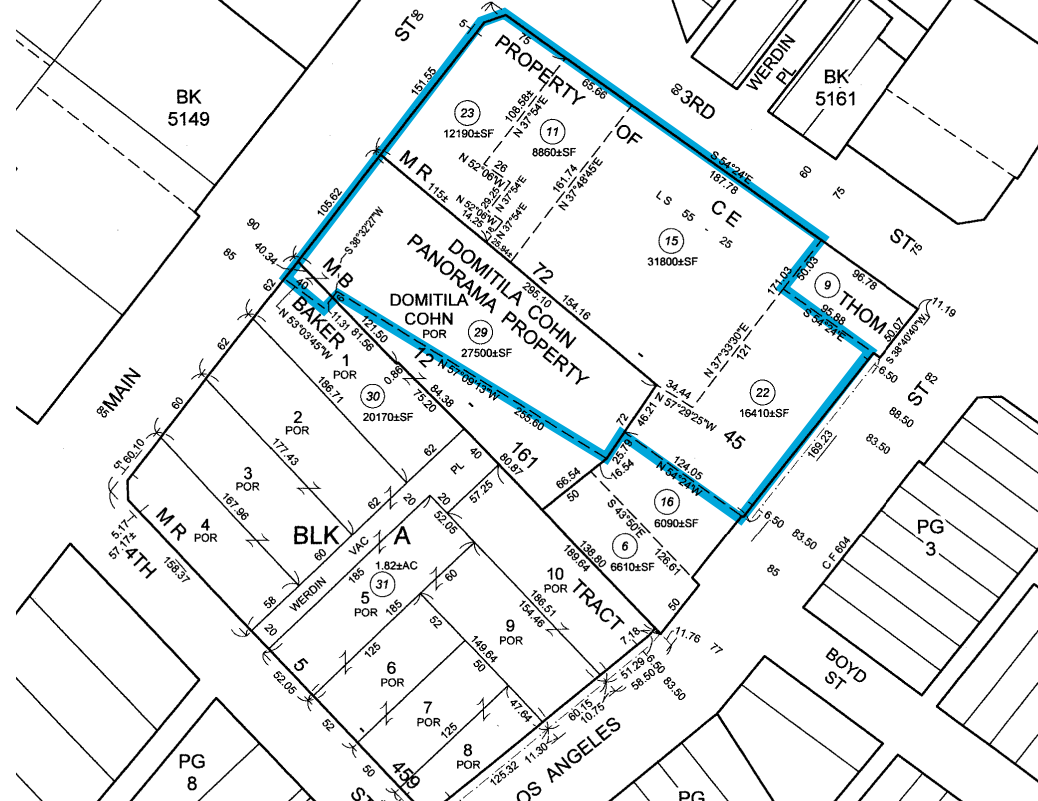
Property Address	300 S. Main Street Los Angeles, CA 90013
APN	Address
5148-001-011	106, 108, 108 ½ and 110 E. 3rd St.
5148-001-015	114, 116, 116 ½, 118, 120, 124, 126, and 128 E. 3rd St.
5148-001-022	307 and 311 S. Los Angeles St.
5148-001-023	300, 302, 304, 306, 308, 310, and 312 S. Main St.
5148-001-029	316, 318, 320, 322 and 324 S. Main St.
Land Size	±2.21 acres; ±96,072 square feet
Zoning	[Q] C4-2D Greater Downtown Housing Incentive Area
Transit Oriented Community	Tier 4
Height Limit	92 Feet
Entitled	No
City Council District	District 14, Councilmember Kevin de Leon

In-Place Month-to-Month Leases

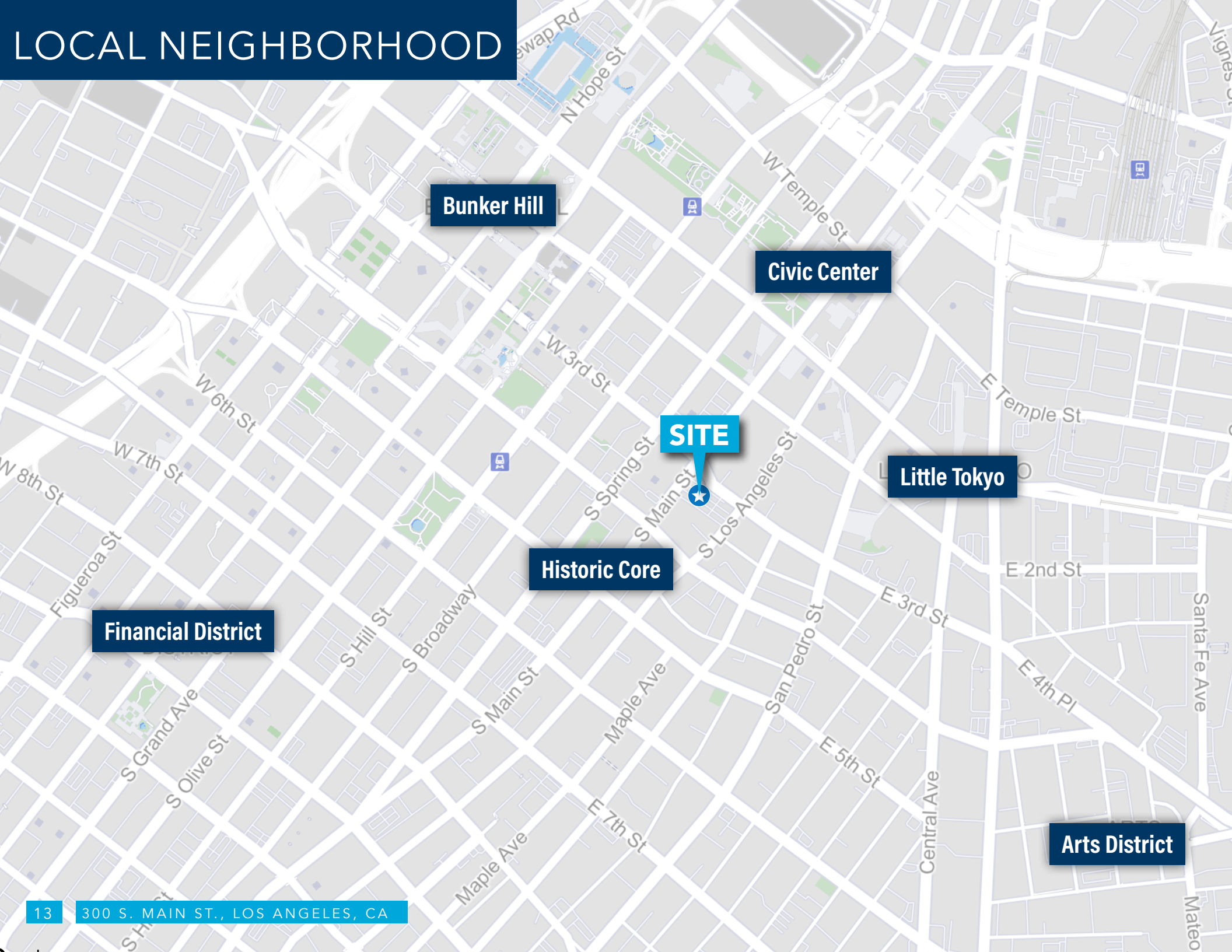
Billboard: \$4,000 Monthly Rent

Parking: \$40,000 Monthly Rent

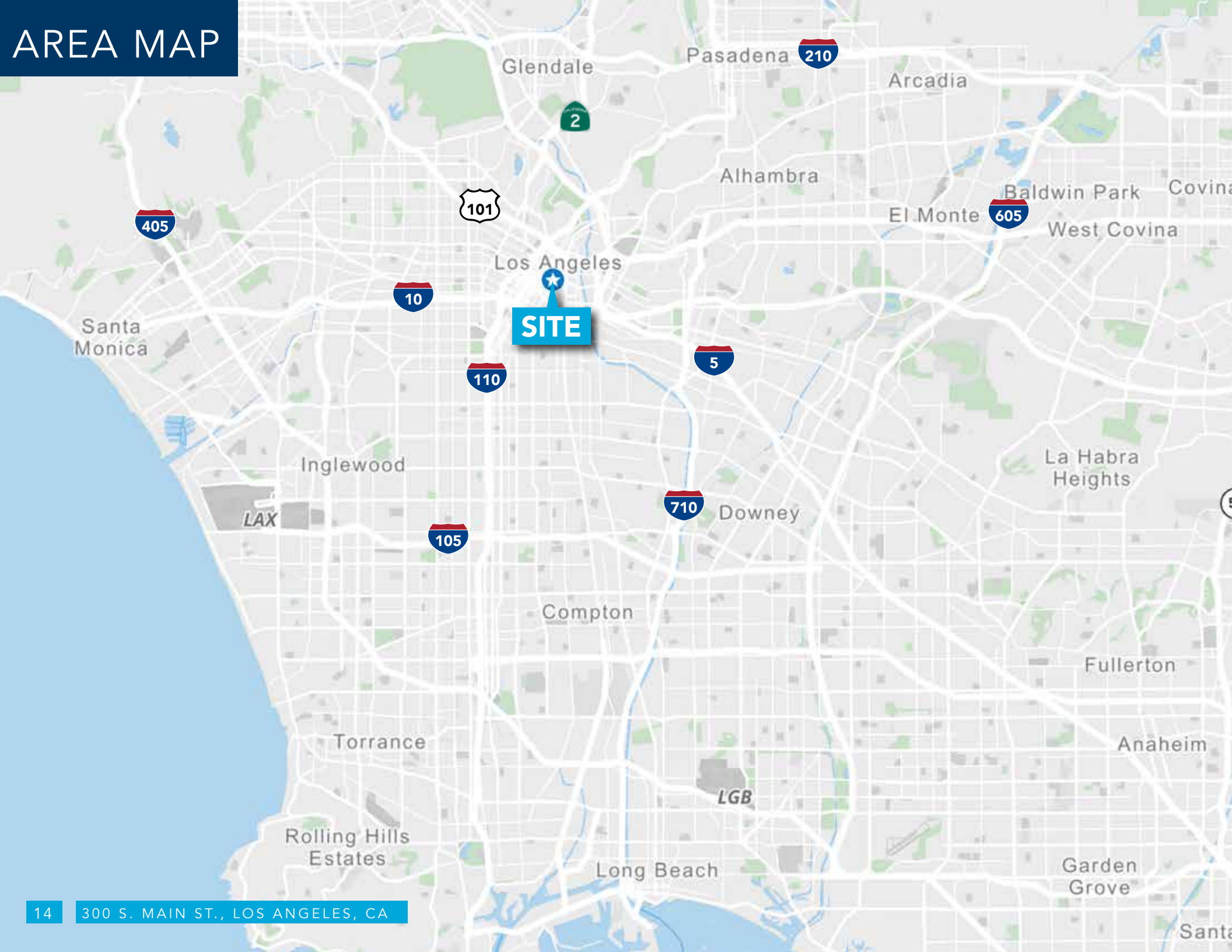
Lease Agreements contain landlord termination rights.



LOCAL NEIGHBORHOOD



AREA MAP



CONCEPTUAL PROJECT RENDERINGS



Ownership began working on designs for a mixed-use project containing 471 units and 25,130 square feet of retail; however, ownership did not submit any plans to the City.

CONCEPTUAL PROJECT RENDERINGS



DEVELOPMENT OVERVIEW: DOWNTOWN LA

The revival and redevelopment of DTLA in the past decade has dramatically altered the landscape of the area. New business and a booming residential population have flocked to the district, leading to a physical, economic and cultural renaissance with massive transformation on the horizon. The compelling evolution of the area is expected to grow at exponential rates in the near future. There are currently 9,915 residential units under construction, with another 23,733 units poised for future development as historic buildings with stunning architecture are being reimagined into lofts and apartments.

Innovative property owners are currently reimagining 2.8 million square feet of office space, with an additional proposed 3.4 million square feet, into cutting-edge work spaces with state-of-the-art amenities. Millions of square feet of industrial space in emerging areas like the Fashion and Arts Districts are being converted into creative office spaces and innovative retail stores.

With 1.3 million square feet of new retail space under construction and another 2.7 million proposed, the large cohort of new residents and employees will be able to enjoy a massive amount of newly upgraded stores, art galleries, entertainment centers and restaurants. The pulsating energy of Downtown's growth and its new spirit of reinvention are major draws for the imaginative people and groundbreaking businesses leading the resurgence. The development of hotels is on the rise as well, with 1,516 rooms presently under construction and another 6,335 rooms proposed for the next several years. This first wave of development aims to be a reemergence for DTLA as a 24/7 mixed-use community and urban destination, but as construction and investment continues to take off, the next wave is expected to transform DTLA into a world-class destination.

KEY HIGHLIGHTS AND STATS



3,088

Market-Rate
Rental Units Under
Construction



504

Condo units under
construction



94%

Apartment
occupancy rate



\$3.29

Apartment asking
rent PSF

* Source DCBID Year-End 2021 Market Report



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RENT SURVEY & SALE COMPARABLES

300 S. MAIN STREET
LOS ANGELES, CA

RENT SURVEY MAP

★ Subject Property

1 STOA

2 AVA Little Tokyo

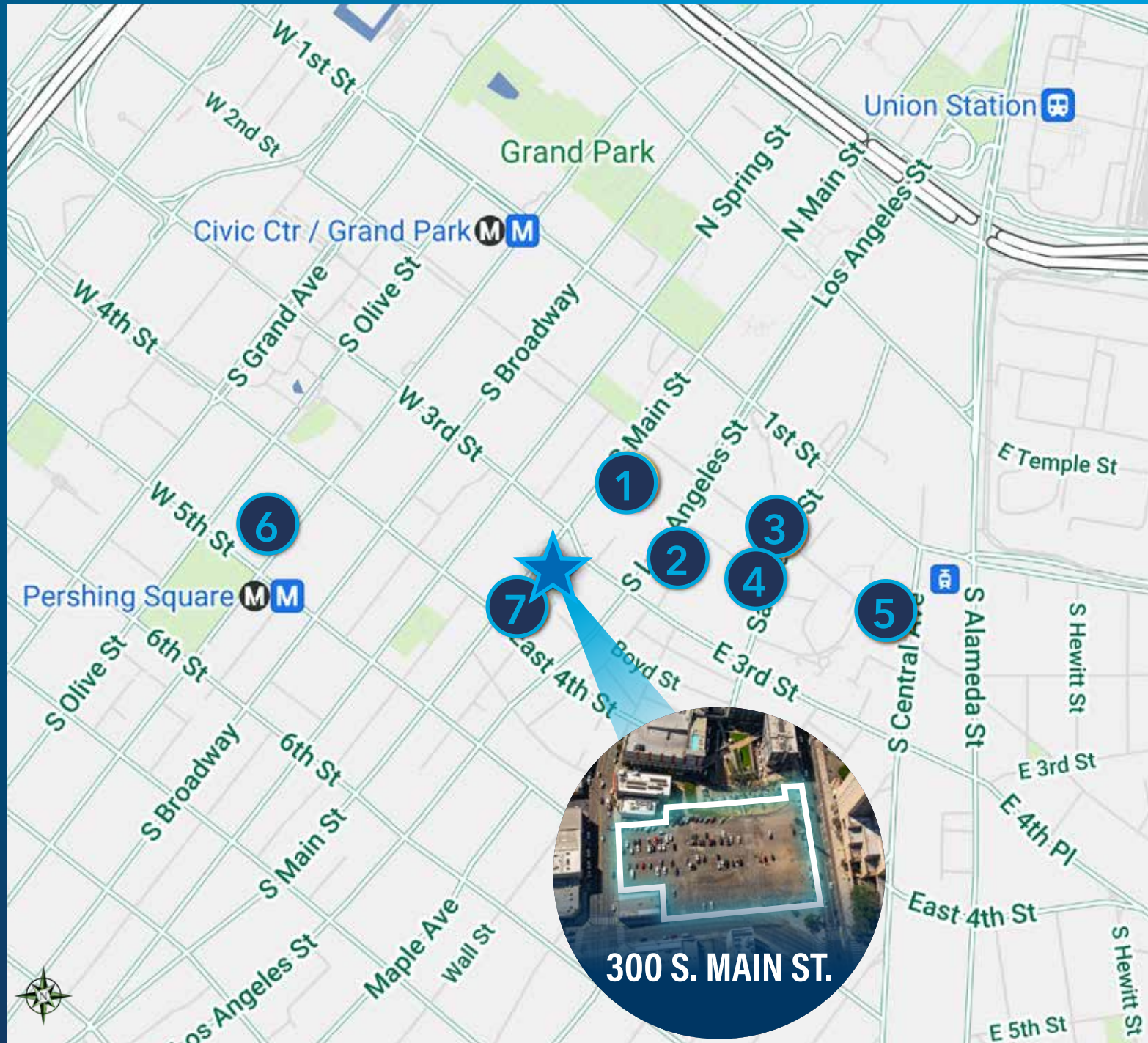
3 Wakaba LA

4 Sakura Crossing

5 Hikari

6 Trademark

7 The Medallion



RENT SURVEY

	Studio		Size	Avg Asking Rent	Avg Asking Rent PSF	Concessions	Avg Effective Rent	Avg Effective Rent PSF	Walkscore	Year Built	Parking Included	Additional Parking Cost/Mo.
#1	STOA	222 S. Main Street	471	\$2,175	\$4.62	None	\$2,175	\$4.62	94	2017	No	\$75-\$225
#1	STOA	222 S. Main Street	471	\$2,255	\$4.79	None	\$2,255	\$4.79	94	2017	No	\$75-\$225
#1	STOA	222 S. Main Street	631	\$2,265	\$3.59	None	\$2,265	\$3.59	94	2017	No	\$75-\$225
#1	STOA	222 S. Main Street	619	\$2,305	\$3.72	None	\$2,305	\$3.72	94	2017	No	\$75-\$225
#1	STOA	222 S. Main Street	635	\$2,355	\$3.71	None	\$2,355	\$3.71	94	2017	No	\$75-\$225
#2	AVA Little Tokyo	236 S. Los Angeles Street	642	\$2,585	\$4.03	None	\$2,585	\$4.03	93	2015	No	\$75-\$225
#3	Wakaba LA	232 E. 2nd Street	517	\$2,283	\$4.42	None	\$2,283	\$4.42	95	2016	No	\$99
#3	Wakaba LA	232 E. 2nd Street	517	\$2,336	\$4.52	None	\$2,336	\$4.52	95	2016	No	\$100
#3	Wakaba LA	232 E. 2nd Street	519	\$2,298	\$4.43	None	\$2,298	\$4.43	95	2016	No	\$100
#4	Sakura Crossing	235 S. San Pedro Street	576	\$2,203	\$3.82	None	\$2,203	\$3.82	95	2009	No	\$35
#4	Sakura Crossing	235 S. San Pedro Street	578	\$2,238	\$3.87	None	\$2,238	\$3.87	95	2009	No	\$35
#4	Sakura Crossing	235 S. San Pedro Street	595	\$2,077	\$3.49	None	\$2,077	\$3.49	95	2009	No	\$35
#5	Hikari	375 E. 2nd Street	434	\$2,058	\$4.74	None	\$2,058	\$4.74	95	2006	No	\$35
#5	Hikari	375 E. 2nd Street	516	\$2,273	\$4.41	None	\$2,273	\$4.41	95	2006	No	\$35
#6	Trademark	437 S. Hill Street	485	\$2,313	\$4.77	\$1,000 Off	\$2,230	\$4.60	98	2019	No	\$175
#6	Trademark	437 S. Hill Street	505	\$2,480	\$4.91	\$1,000 Off	\$2,397	\$4.75	98	2019	No	\$175
#6	Trademark	437 S. Hill Street	516	\$2,460	\$4.77	\$1,000 Off	\$2,377	\$4.61	98	2019	No	\$175
#7	The Medallion	334 S. Main Street	617	\$1,840	\$2.98	None	\$1,840	\$2.98	98	2010	Yes	
#7	The Medallion	334 S. Main Street	733	\$2,043	\$2.79	None	\$2,043	\$2.79	98	2010	Yes	

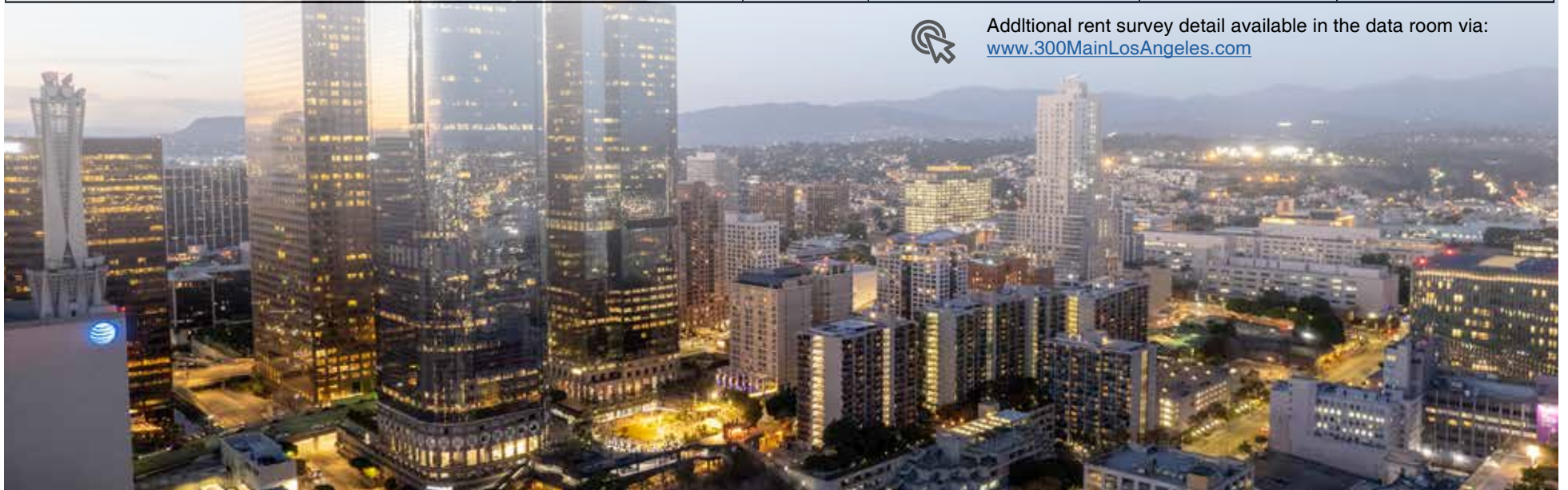
	One Bedroom		Size	Avg Asking Rent	Avg Asking Rent PSF	Concessions	Avg Effective Rent	Avg Effective Rent PSF	Walkscore	Year Built	Parking Included	Additional Parking Cost/Mo.
#1	STOA	222 S. Main Street	628	\$2,690	\$4.28	None	\$2,690	\$4.28	94	2017	No	\$75-\$225
#1	STOA	222 S. Main Street	628	\$2,815	\$4.48	None	\$2,815	\$4.48	94	2017	No	\$75-\$225
#1	STOA	222 S. Main Street	716	\$2,745	\$3.83	None	\$2,745	\$3.83	94	2017	No	\$75-\$225
#1	STOA	222 S. Main Street	824	\$2,908	\$3.53	None	\$2,908	\$3.53	94	2017	No	\$75-\$225
#1	STOA	222 S. Main Street	824	\$2,993	\$3.63	None	\$2,993	\$3.63	94	2017	No	\$75-\$225
#2	AVA Little Tokyo	236 S. Los Angeles Street	614	\$2,710	\$4.41	1 Month Free	\$2,484	\$4.05	93	2015	No	\$75-\$225
#2	AVA Little Tokyo	236 S. Los Angeles Street	798	\$2,795	\$3.50	1 Month Free	\$2,562	\$3.21	93	2015	No	\$75-\$225
#2	AVA Little Tokyo	236 S. Los Angeles Street	805	\$2,745	\$3.41	1 Month Free	\$2,516	\$3.13	93	2015	No	\$75-\$225
#2	AVA Little Tokyo	236 S. Los Angeles Street	892	\$3,260	\$3.65	1 Month Free	\$2,988	\$3.35	93	2015	No	\$75-\$225
#3	Wakaba LA	232 E. 2nd Street	706	\$2,770	\$3.92	None	\$2,770	\$3.92	95	2016	No	\$99
#3	Wakaba LA	232 E. 2nd Street	706	\$2,825	\$4.00	None	\$2,825	\$4.00	95	2016	No	\$100
#3	Wakaba LA	232 E. 2nd Street	715	\$2,785	\$3.90	None	\$2,785	\$3.90	95	2016	No	\$100
#4	Sakura Crossing	235 S. San Pedro Street	646	\$2,473	\$3.83	None	\$2,473	\$3.83	95	2009	No	\$35
#4	Sakura Crossing	235 S. San Pedro Street	663	\$2,584	\$3.90	None	\$2,584	\$3.90	95	2009	No	\$35
#4	Sakura Crossing	235 S. San Pedro Street	772	\$2,530	\$3.28	None	\$2,530	\$3.28	95	2009	No	\$35
#5	Hikari	375 E. 2nd Street	571	\$2,086	\$3.65	None	\$2,086	\$3.65	95	2006	No	\$35
#5	Hikari	375 E. 2nd Street	627	\$2,330	\$3.72	None	\$2,330	\$3.72	95	2006	No	\$35
#5	Hikari	375 E. 2nd Street	681	\$2,492	\$3.66	None	\$2,492	\$3.66	95	2006	No	\$35
#5	Hikari	375 E. 2nd Street	681	\$2,502	\$3.67	None	\$2,502	\$3.67	95	2006	No	\$35
#6	Trademark	437 S. Hill Street	620	\$2,475	\$3.99	\$1,000 Off	\$2,392	\$3.86	98	2019	No	\$175
#6	Trademark	437 S. Hill Street	633	\$2,630	\$4.15	\$1,000 Off	\$2,547	\$4.02	98	2019	No	\$175
#6	Trademark	437 S. Hill Street	713	\$3,069	\$4.30	\$1,000 Off	\$2,986	\$4.19	98	2019	No	\$175
#7	The Medallion	334 S. Main Street	699	\$2,199	\$3.15	None	\$2,199	\$3.15	98	2010	Yes	
#7	The Medallion	334 S. Main Street	763	\$2,425	\$3.18	None	\$2,425	\$3.18	98	2010	Yes	
#7	The Medallion	334 S. Main Street	817	\$2,299	\$2.81	None	\$2,299	\$2.81	98	2010	Yes	
#7	The Medallion	334 S. Main Street	1,000	\$2,499	\$2.50	None	\$2,499	\$2.50	98	2010	Yes	

RENT SURVEY

	Two Bedroom		Size	Avg Asking Rent	Avg Asking Rent PSF	Concessions	Avg Effective Rent	Avg Effective Rent PSF	Walkscore	Year Built	Parking Included	Additional Parking Cost/Mo.
#1	STOA	222 S. Main Street	1,176	\$3,538	\$3.01	None	\$3,538	\$3.01	94	2017	No	\$75-\$225
#1	STOA	222 S. Main Street	1,214	\$3,603	\$2.97	None	\$3,603	\$2.97	94	2017	No	\$75-\$225
#1	STOA	222 S. Main Street	1,227	\$3,654	\$2.98	None	\$3,654	\$2.98	94	2017	No	\$75-\$225
#2	AVA Little Tokyo	236 S. Los Angeles Street	966	\$3,253	\$3.37	1 Month Free	\$2,982	\$3.09	94	2017	No	\$75-\$225
#2	AVA Little Tokyo	236 S. Los Angeles Street	1,086	\$3,425	\$3.15	1 Month Free	\$3,140	\$2.89	93	2015	No	\$75-\$225
#2	AVA Little Tokyo	236 S. Los Angeles Street	1,086	\$3,605	\$3.32	1 Month Free	\$3,305	\$3.04	93	2015	No	\$75-\$226
#2	AVA Little Tokyo	236 S. Los Angeles Street	1,104	\$3,535	\$3.20	1 Month Free	\$3,240	\$2.94	93	2015	No	\$75-\$225
#2	AVA Little Tokyo	236 S. Los Angeles Street	1,122	\$3,605	\$3.21	1 Month Free	\$3,305	\$2.95	93	2015	No	\$75-\$225
#3	Wakaba LA	232 E. 2nd Street	1,048	\$3,680	\$3.51	None	\$3,680	\$3.51	95	2016	No	\$99
#3	Wakaba LA	232 E. 2nd Street	1,157	\$3,790	\$3.28	None	\$3,790	\$3.28	95	2016	No	\$100
#3	Wakaba LA	232 E. 2nd Street	1,170	\$3,945	\$3.37	None	\$3,945	\$3.37	95	2016	No	\$100
#3	Wakaba LA	232 E. 2nd Street	1,210	\$4,152	\$3.43	None	\$4,152	\$3.43	95	2016	No	\$100
#4	Sakura Crossing	235 S. San Pedro Street	1,081	\$3,240	\$3.00	None	\$3,240	\$3.00	95	2009	No	\$35
#4	Sakura Crossing	235 S. San Pedro Street	1,141	\$3,627	\$3.18	None	\$3,627	\$3.18	95	2009	No	\$35
#4	Sakura Crossing	235 S. San Pedro Street	1,287	\$3,443	\$2.68	None	\$3,443	\$2.68	95	2009	No	\$35
#5	Hikari	375 E. 2nd Street	1,032	\$3,089	\$2.99	None	\$3,089	\$2.99	95	2006	No	\$35
#5	Hikari	375 E. 2nd Street	1,109	\$3,133	\$2.83	None	\$3,133	\$2.83	95	2006	No	\$35
#6	Trademark	437 S. Hill Street	936	\$3,624	\$3.87	\$1,000 Off	\$3,541	\$3.78	98	2019	No	\$175
#6	Trademark	437 S. Hill Street	1,074	\$3,742	\$3.48	\$1,000 Off	\$3,659	\$3.41	98	2019	No	\$175
#6	Trademark	437 S. Hill Street	1,170	\$4,105	\$3.51	\$1,000 Off	\$4,022	\$3.44	98	2019	No	\$175
#6	Trademark	437 S. Hill Street	1,210	\$4,686	\$3.87	\$1,000 Off	\$4,603	\$3.80	98	2019	No	\$176
#7	The Medallion	334 S. Main Street	1,048	\$3,117	\$2.97	None	\$3,117	\$2.97	98	2010	Yes	
#7	The Medallion	334 S. Main Street	1,260	\$3,465	\$2.75	None	\$3,465	\$2.75	98	2010	Yes	



Additional rent survey detail available in the data room via:
www.300MainLosAngeles.com



SELECT LAND SALE COMPARABLES

Criteria: Properties located in Downtown Los Angeles, sold from 01/01/19 - 02/17/22

Land Size: 19,000 SF or More

Source: CoStar, Sorted by Price Per Square Foot

Property Address	Zip	Sale Price	Land Size SF	\$/SF	Sale Date	Zoning	Proposed Use
1101-1111 S Hill St	90015	\$26,315,200	27,443	\$959	11/26/19	LAC2	No Entitlements
1001 W Olympic Blvd	90015	\$121,100,500	141,966	\$853	11/27/19	C2-4D	Apartment Units, Mixed Use, Entitled
433 S Main St	90013	\$12,000,000	19,135	\$627	09/15/21	[Q] C4-4D	Apartment, Entitled, Most Off-Site Parking
1540 S Figueroa St*	90015	\$23,728,500	39,640	\$599	09/13/19	C2	
1526 E 7th St*	90021	\$58,913,702	107,875	\$546	12/30/20	M3	Mixed Use
939 S Flower St	90015	\$20,500,000	38,300	\$535	03/25/20	(Q) R5-4D-SN	MultiFamily, Entitled, 21-Story High Rise
1110-1136 Ingraham St*	90017	\$29,842,617	58,043	\$514	06/07/19	CW	MultiFamily, Mixed-Use, Entitled 36-Story High Rise
1201 S Los Angeles St	90015	\$10,250,000	25,788	\$397	09/04/19	M2-2D	
495 Hartford Ave	90017	\$18,000,000	46,147	\$390	06/14/19	R5(CW)U/6	Apartment Units, MultiFamily

*Part of Multi-Property Sale





3

AREA OVERVIEW

300 S. MAIN STREET
LOS ANGELES, CA

LITTLE TOKYO

"VISITORS IN INCREASING NUMBERS ARE DISCOVERING LITTLE TOKYO'S MANY HIDDEN GEMS."



Little Tokyo is a vibrant retail and commercial center extending from 1st Street south to 3rd and 4th Streets, and from Los Angeles Street east to Alameda Street. First Street has been the traditional retail street in Little Tokyo. Prominent retail complexes include the three-story Weller Court complex, the open-air Japanese Village Plaza, Honda Plaza, Little Tokyo Galleria and Brunswig Square.



“VISITORS WILL FIND DOZENS OF DELECTABLE FOOD OPTIONS, GREAT BARS, LIVE PERFORMANCES, AND WORLD-CLASS MUSEUMS.”

“AMID THE INTENSE ACTIVITY OF DOWNTOWN LOS ANGELES’ CURRENT DEVELOPMENT BOOM, THE 137-YEAR OLD COMMUNITY OF LITTLE TOKYO HAS EMERGED AS ONE OF L.A.’S COOLEST PLACES TO DINE, SHOP, AND LIVE”

Colorful History

Established 137 years ago, Little Tokyo remains as one of the few Japantowns in North America. Cultural attractions abound, such as the Japanese American National Museum, the Geffen Contemporary and the "Go for Broke" monument, which honors Japanese Americans that served in the U.S. Army during World War II. The community has survived everything from world wars to a roller coaster economy to emerge as one of Southern California's most popular cultural communities. Today there are more than 400 businesses operating in Little Tokyo.

One of LA’s most popular multicultural neighborhoods

A haven for Japanese culture, Little Tokyo includes markets, restaurants, world class-museums, gardens, and entertainment options like karaoke bars. Amidst the neatly arranged rows of restaurants, shops and offices, visitors can shop for Japanese pop art, ceramics and vintage fashion.



IN THE NEIGHBORHOOD

Dining

- 1 BICYCLE COFFEE
- 2 DONATSU
- 3 HONEYMEE
- 4 FUGETSU-DO
- 5 HAKATA IKKOUSHA RAMEN
- 6 KAGAYA
- 7 KOMASA RESTAURANT
- 8 MARUGAME MONZO
- 9 MIKE'S DELI
- 10 OTORO SUSHI
- 11 SOMI SOMI
- 12 SUSHI ENYA
- 13 SUSHI-GEN
- 14 YAMAZAKI BAKERY
- 15 ANGEL CITY BREWERY

Attractions

- 1 EAST WEST PLAYERS
- 2 THE GEFFEN CONTEMPORARY AT MOCA
- 3 JAPANESE AMERICAN NATIONAL MUSEUM
- 4 JAPANESE AMERICAN CULTURAL & COMMUNITY CENTER & GARDEN
- 5 XLANES LA
- 6 EIGHTYTWO

Hotels

- 1 DOUBLETREE BY HILTON HOTEL
- 2 MIYAKO HOTEL

Retail

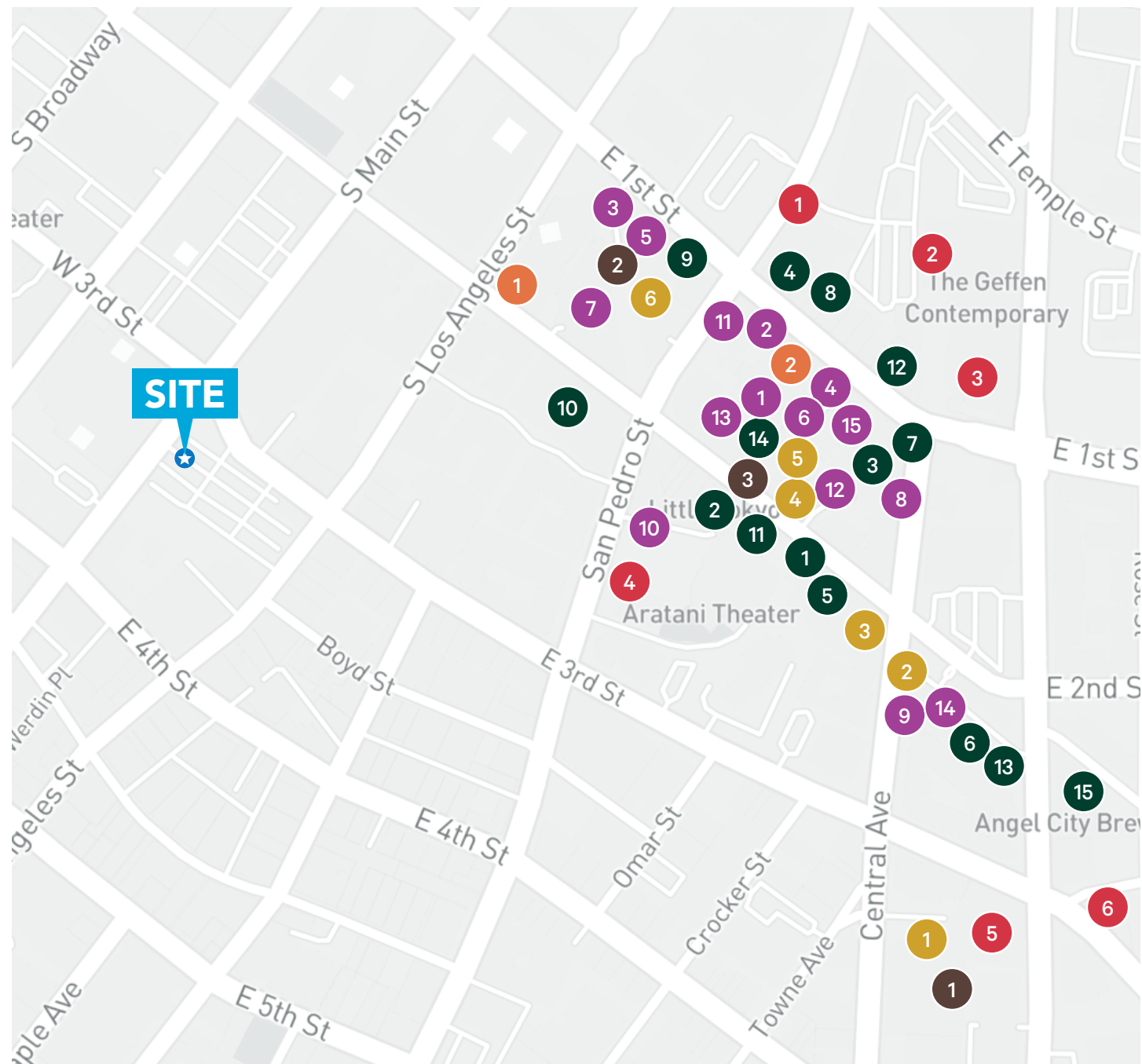
- 1 ANIME JUNGLE
- 2 ANZEN HARDWARE
- 3 ASHIYA
- 4 BUNKA DO GIFTS
- 5 CALIFORNIA FLORAL
- 6 GINZA USA
- 7 KINOKUNIYA BOOKSTORE OF AMERICA
- 8 KOOLS
- 9 LITTLE TOKYO PHARMACY
- 10 MICKEY SEKI & SON
- 11 NON FACTORY
- 12 POPKILLER SECOND
- 13 Q POP
- 14 RAFU BUSSAN GIFTS
- 15 SANRIO

Shopping Centers

- 1 LITTLE TOKYO GALLERIA
- 2 HONDA PLAZA
- 3 BRUNSWIG SQUARE
- 4 JAPANESE VILLAGE PLAZA
- 5 LITTLE TOKYO MALL
- 6 WELLER COURT

Groceries

- 1 LITTLE TOKYO MARKET PLACE
- 2 MARUKAI MARKET
- 3 NIJIYA MARKET





A LOOK AROUND LITTLE TOKYO





DOWNTOWN LOS ANGELES

Measured by the growth of personal income, gross domestic product per capita, jobs, home prices, global trade and transportation, corporate equity, and municipal debt, Los Angeles has become the most productive of the five biggest U.S. cities according to recent Bloomberg research.

Downtown Los Angeles, following a model set forth in other city centers, has been working to improve its image and attract more residents and consumers. Some of the initial catalysts were the openings of the \$375 million Staples Center (recently renamed the Crypto.com Arena) in 1999

and the \$274 million Walt Disney Concert Hall in 2003, which spurred new restaurants, as well as other residential and commercial developments in

Downtown Los Angeles. This momentum continued at a strong pace and even to some degree through the Great Recession, in large part to the continued success of L.A. LIVE, South Park's \$3.5 billion entertainment, lodging and residential complex.



WORLD-CLASS DESTINATION

Over the past ten years, Downtown Los Angeles has experienced an extraordinary commercial and residential renaissance. With more than 70,000 residents, 500,000+ weekday employees, and more than ten million annual non-local visitors, Downtown Los Angeles has become Southern California's economic engine. According to the Downtown Center Business Improvement District, over \$27.1 billion has been invested in Downtown Los Angeles since 1999. As a whole, given these and other exciting developments, Downtown Los Angeles is quickly becoming a world-class destination.

Financial District

- 1 Cicada
- 2 Drago
- 3 Chaya
- 4 Water Grill
- 5 Miro
- 6 Sugarfish
- 7 Bottega Louie
- 8 B.S. Taqueria
- 9 Little Sister
- 10 Seven Bar Lounge

Bunker Hill

- 1 Blue Cow Kitchen Bar
- 2 Sushi Zo
- 3 Nick & Stef's
- 4 Maccheroni Republic
- 5 Redbird
- 6 Otium
- 7 Vespaio
- 8 Bradbury Building
- 9 The Edison
- 10 Badmaash

South Park

- 1 Broken Spanish
- 2 Mikkelier
- 3 Birdies

- 1 Restaurant
- 2 Shopping
- 3 Coffee
- 4 Fitness
- 5 Attraction
- 6 Hotel

USC Village

- SunLife Organics
- CorePower Yoga
- Trader Joe's
- Trojo's Tacos
- Target

USC University of Southern California

- Galen Center
- Radisson Hotel
- Starbucks

FIGAT7TH

- City Target
- Zara
- H&M
- Victoria's Secret
- MAC Cosmetics
- Gold's Gym
- Bath & Body Works
- L'Occitane

THE BLOC

- Macy's
- LA Fitness
- US Postal Service
- BrandsWalk
- T-Mobile
- Drybar
- Strixio

LA LIVE

- Foxin's Soul Kitchen
- Fleming's
- Ford's Filling Station
- Katsuya
- Lawry's Carvery
- Red Mango
- Rock 'N Fish
- Smashburger
- Sol Agave
- Starbucks Coffee
- The Ritz-Carlton Spa

STAPLES Center

- Tom's Urban
- Wolfgang Puck Bar & Grill
- WP24
- Yard House
- The Novo
- Conga Room
- The GRAHAMY Museum
- Lucky Strike Lanes
- Microsoft Theater
- Regal Cinemas L.A. LIVE

GRAND CENTRAL MARKET

- Ana Maria
- Bar Monaco
- Belcampo Meat Co
- Bento Ya Japanese Cuisine
- Berlin Currywurst
- Bombo
- Chia Secus
- China Cafe
- Clark Street Bread
- Courage & Craft
- District Market
- DTLA Cheese & Kitchen
- Eggsat
- G&B Coffee

Golden Road

- Ramen Hood
- Horse Thief
- Jose Chiquito
- La Huerta
- La Tostaderia
- Las Morillanas
- Maocapa
- Olio SCM Pizzeria
- The Oyster Gourmet
- Roast To Go
- Sticky Rice
- Vaerio

YARDS

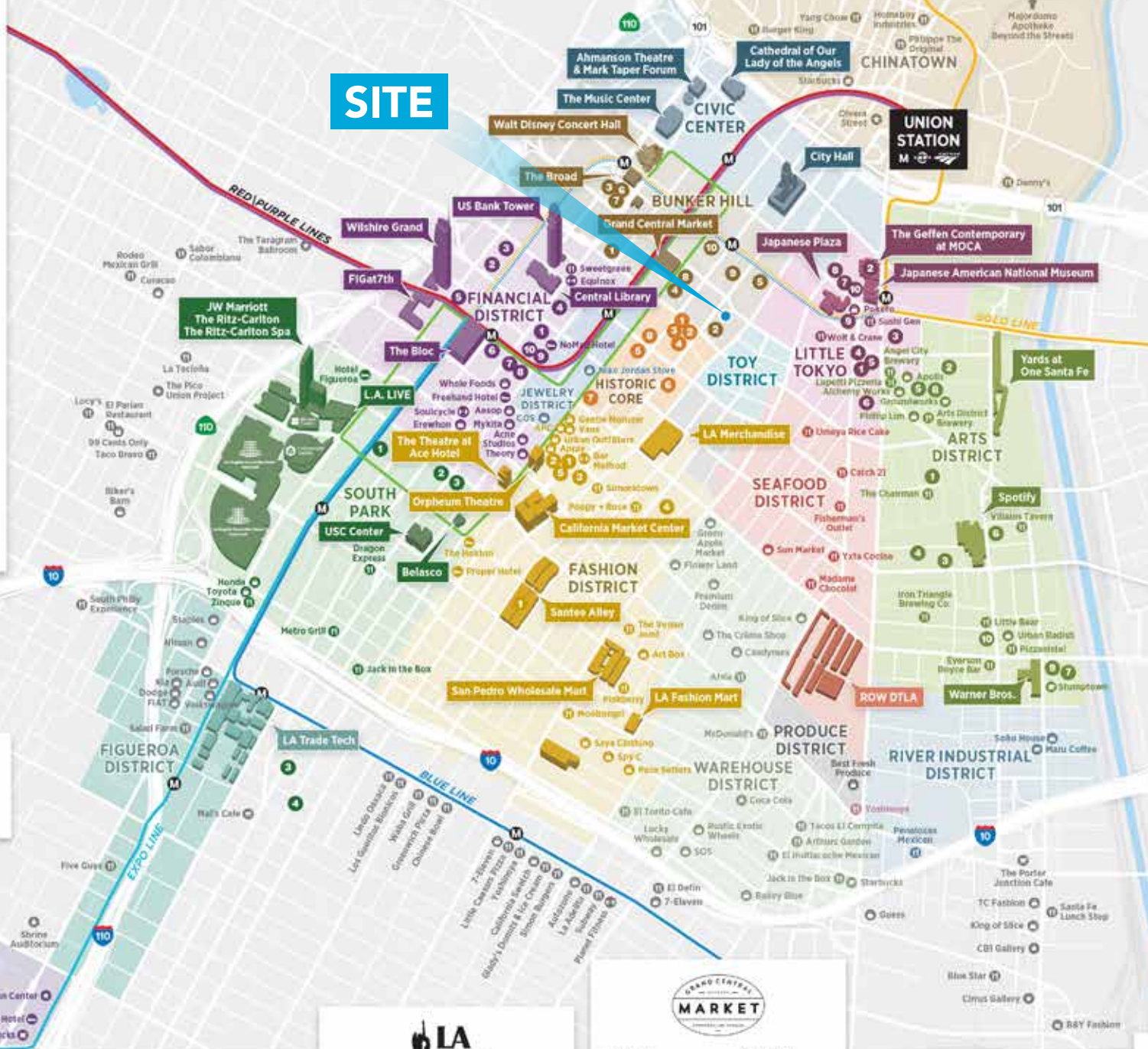
- Wiltmore
- Main+Gatz
- Hennessey+ingalls
- The Voyager Shop
- Cafe Gratitude
- Nailbox

AMAZEBOULS

- Van Leusen Artisan
- Westbound
- Bulletproof
- Grow
- Benjamin

ROW DTLA

- Tartine Manufactory
- Rappahannock Oyster Bar
- Paramount House
- Hayato
- Gossamer
- Bodega
- Shadowbox
- Poketo
- Fask & Field
- Go Get Em Tiger
- A-R
- Altium Eyewear
- Vrai & Oro
- Cafe Dulce
- Scert Bar



- Little Tokyo**
- 1 Kinjiro
 - 2 Wolvesmouth
 - 3 Shin-Sen-Gumi
 - 4 KaGaYa
 - 5 Sushi Gen
 - 6 Shojin Downtown
 - 7 Sushi Enya
 - 8 Marugame Monzo
 - 9 Komasa Sushi
 - 10 Daikokuya

- Arts District**
- 1 Urth Caffé
 - 2 Hauser & Wirth
 - 3 Officine Brera
 - 4 The Factory Kitchen
 - 5 Wurstküche
 - 6 Zinc Cafe & Market
 - 7 Bestia Italian
 - 8 Blacktop Coffee
 - 9 Bread Lounge
 - 10 Church & State

- Historic Core**
- 1 Bar Amá
 - 2 Orsa & Winston
 - 3 Le Petit Paris
 - 4 KaZuNori
 - 5 Tabachines Cocina
 - 6 Nickel Diner
 - 7 Clifton's Republic
 - 8 The Last Bookstore

- Fashion District**
- 1 Crano's Bar
 - 2 Verve Coffe Roasters
 - 3 Localita
 - 4 Moskatels
 - 5 Uncle Paulie's



*"THE COOLEST NEW
DOWNTOWN IN AMERICA"*

— GQ MAGAZINE



*"THANKS TO
AN INFLUX
OF EXCITING
RESTAURANTS
AND BARS...
DOWNTOWN LA
IS A MUST-VISIT
NEIGHBORHOOD,
EVEN FOR
ANGELENOS"*

- CONDE NAST TRAVELER



31

300 S. MAIN ST., LOS ANGELES, CA



LOCAL NEIGHBORHOOD



RETAIL

- B & B Toymaker Inc.
- Burlington
- COS
- International House of Music
- Jordan Flagship Store
- Paper Machine
- Rite Aid
- Ross Dress For Less
- Ross Cutlery
- T Mobile
- The Last Bookstore
- Walgreens
- Whole Foods



CAFES

- Blue Bottle Coffee
- Primo's Espresso Americana
- Spring for Coffee
- Starbucks
- Tierra Mia Coffee
- Tilt Coffee Bar



ATTRACTIONS

- Los Angeles Public Library
- The Last Bookstore
- Pershing Square
- Angel's Flight
- Grand Central Market
- Bradbury Building



NIGHTLIFE

- Clifton's Republic
- Five Star Bar
- Golden Gopher
- Karl Strauss Brewing Company
- La Cita Bar
- Library Bar
- Perch
- The Falls
- The Lash



LODGING

- Alexandria Hotel
- Baltimore Hotel
- Barclay Hotel
- Freehand
- Hilton
- Kawada Hotel
- Millennium Biltmore Los Angeles
- NoMad Los Angeles
- The Los Angeles Athletic Club
- The Omni Los Angeles
- The Standard
- Weldon Hotel



PUBLIC TRANSPORTATION

- Red Line
- Purple Line
- Blue Line
- Expo Line



DINING

- 85°C
- Abeautifullife Jamaican Café
- Badmaash
- Beelman's
- Bottega Louie
- Buddy's
- Big Man Bakes
- Casa India
- Chipotle
- D-Town Burger Bar
- Drago Centro
- Grand Central Market: Sticky Rice, Eggslut, Knead & Co., Olio, Wexler's Deli, Prawn Coastal, The Donut Man
- Guisados
- Horse Thief BBQ
- Kazunori
- La Cafe
- Le Petit Paris
- Little Damage Soft Serve Ice Cream
- Little Spring Rolls and Bowls
- Maccheroni Republic
- Mrs. Fish
- Nickel Diner
- Orleans & York
- Perch
- Pez Cantina
- Paraiso
- Pitchoun Bakery
- Public School Restaurant + Bar
- Redbird
- Senor Fish
- Silverlake Ramen
- Simply Salad Custom Greens
- Spread Mediterranean
- Sugar Fish
- Sultan Kitchen
- Sushi Zo
- Tender Greens



FITNESS

- Equinox
- 24 Hour Fitness
- Krav Maga
- Planet Fitness
- Pure Barre



2022 DEMOGRAPHICS

1 MILE RADIUS



68,972

2026 Projected Population



143,606

Daytime Population



13,791

Businesses



\$109,073

2026 Average
Projected Household
Income



\$1,017,495

Average Value of
Owner Occupied
Housing Units



46.7%

Population 25 and Over
Completed Bachelor's, Graduate
or Other Professional Degree

Source: 2022 CBRE Demographic Report

EXAMPLES OF NEW PROJECTS IN DOWNTOWN LA



UNDER CONSTRUCTION

THE GRAND

Developer: The Related Companies

Construction began in 2019 on this Bunker Hill project.

Designed by Frank Gehry, it will feature over 400 residential units, a 309-room Equinox Hotel, and over 175,000 SF of retail space.



JUST OPENED

AMP LOFTS

Developer: Bolour Associates

Across the street from Warner Music's new headquarters in the Arts District, this project includes 320 apartments and 20,000 SF of retail.



OPENED 2020

PERLA

Developer: SCG

The first new highrise to be built on Broadway 35-story tall consisting of 450 condos and 7,000 SF of ground level retail and restaurant space.



JUST OPENED

APPLE STORE

Developer: Apple

Adaptive reuse of the historic Tower Theatre at 8th and Broadway.

EXAMPLES OF NEW PROJECTS IN DOWNTOWN LA



UNDER CONSTRUCTION REGIONAL CONNECTOR

Developer: Metro

This 1.9-mile, \$1.55 billion underground light rail extension, set to open in 2022, will provide a one-seat ride for north/south and east/west travel across Los Angeles County through the heart of Downtown.



UNDER CONSTRUCTION 6TH STREET VIADUCT

Developer: City of Los Angeles

The Sixth Street Viaduct is being replaced. The new bridge will enhance the connection between the Arts District and historic Boyle Heights. Completion is scheduled for 2023.



UNDER CONSTRUCTION CALIFORNIA HOSPITAL MEDICAL CENTER

Developer: Dignity Health California

The hospital campus is adding a four-story, 150k SF patient tower to expand its ER, trauma, and maternity departments.



UNDER CONSTRUCTION 755 S. FIGUEROA

Developer: Brookfield

Situated behind FIGat7th, this residential tower will rise to 64 stories and contain 784 residential units.

LOS ANGELES STREETCAR

With plans to open its passenger service in 2025, the streetcar project, DTLA Connex, continues to motor along at pace, outlining an almost 4-mile circuit through downtown's Historic Core, South Park and Bunker Hill neighborhoods, two blocks from 300 S. Main Street.

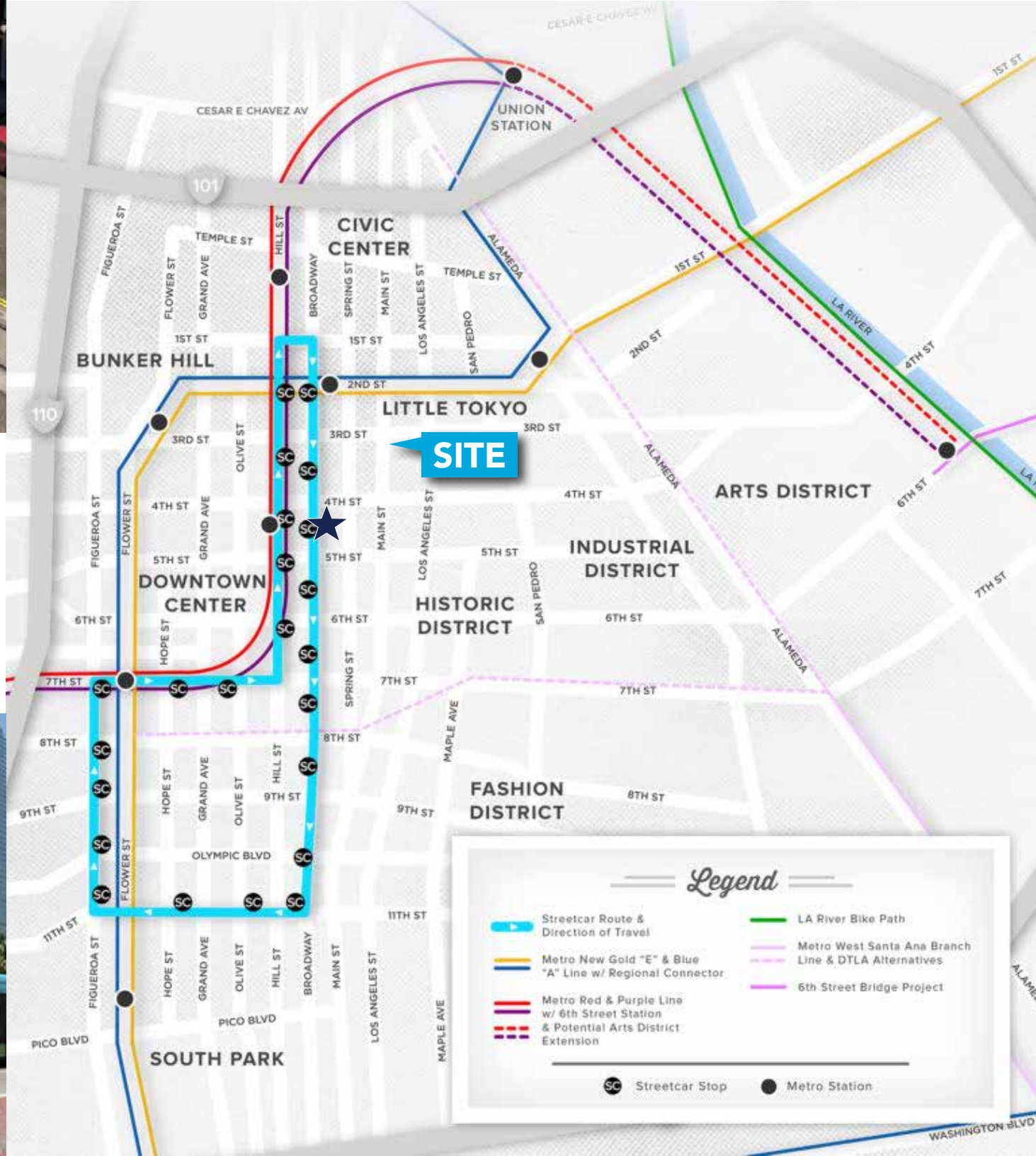
Once complete, the streetcar will operate on an 18-hour schedule, with a target of 10 minutes between streetcars, connecting residents to the Metro's Red, Gold, Blue, and Purple lines at Pershing Square, as well as complexes like LA Live and the recently renamed Staples Center as well as the surrounding social scene deep into the night, with an eye on future route expansions.

For more information visit: <https://www.streetcar.la>





LOS ANGELES STREETCAR ROUTE





FREEWAY ACCESS

Bound by four major freeways, Downtown Los Angeles is accessible by car from all directions. The Hollywood (101) and Santa Monica (10) freeways provide east-west access to drivers, roughly marking the area's northern- and southernmost boundaries, while the Harbor (110) and Golden State (5) freeways provide north-south access and demarcate the downtown area's eastern- and westernmost boundaries.

LA METRO RAIL SYSTEM

The city's Metro Transit Authority (MTA) operates 98.5 miles of rail line and counting, including routes for the Red, Purple, Blue, Green, Orange, Silver, Gold, and Expo lines. These routes, many of which converge in downtown Los Angeles, serve an average of more than 755,000 passengers a week across 93 stations in Los Angeles County from Long Beach to the San Fernando Valley to Pasadena and more. 300 S. Main is situated only blocks away from three Metro train stations: Pershing Square Station, Civic Center / Grand Park Station and Little Tokyo Station, Gold Line.

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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FOR SALE

300 S. MAIN STREET

LOS ANGELES, CA



Offer Due Date
Friday, May 20, 2022 by 5 PM

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